

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 12/13/01

SUBJECT: CITY OF TEMPE – PENNYSAYER SITE

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Principal Planner (480-350-8331)

BRIEF: Request by City of Tempe – Pennysaver Site for the Planning Commission to determine whether the City of Tempe proposal for office/storage buildings on two properties located at 250 West First Street is in conformance with the University – Hayden Butte Area Amended Redevelopment Plan and the General Plan 2020 mixed land use designation.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **CITY OF TEMPE - PENNYSAYER SITE** (America West Airlines, property owner, City of Tempe, applicant) for a Planning Commission review and recommendation. Planning Commission will determine whether the City of Tempe proposal for office/storage buildings on two properties located at 250 West First Street is in conformance with the University – Hayden Butte Area Amended Redevelopment Plan and the General Plan 2020 mixed land use designation.

Document Name: 20011213devsrh01

Supporting Documents: Yes

SUMMARY: The subject site was previously occupied for the printing operation of the *PennySaver*, an advertising publication. Later this property was occupied by the Tempe Center for the Handicapped (TCH). During the past two years, America West Airlines (AWA) acquired the subject parcels but has no immediate plans for the development of this site. The City of Tempe has envisioned renovating this site as office and storage facilities for the operation of the Rio Salado Project and as an extension of Tempe Beach Park. The City intends to acquire this site for their proposed use and develop it in the near future.

On December 11, 2001, the Planning Commission, as submitted by staff, has the task to review and make a recommendation as to whether the City's proposal conforms to the University – Hayden Butte Area Amended Redevelopment Plan and the General Plan 2020 mixed land use designation. On December 13, 2001, the City Council will evaluate the Commission recommendation, then vote to agree or disagree on the City's proposal. Planning staff has reviewed this request and agrees that the City's proposal conforms to the above-mentioned Redevelopment Plan and the General Plan 2020. This request does not require public input.

RECOMMENDATION: Staff – Support
Public – None

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments

HISTORY & FACTS:

- December 8, 1994. The City Council adopted by resolution (Resolution No. 94.67) the University – Hayden Butte Area Amended Redevelopment Plan.
- December 18, 1997. The City Council adopted by resolution (Resolution No. 97.84) General Plan 2020, Projected Land Use and Circulation Map.

DESCRIPTION: Owner – America West Airlines
Applicant – City of Tempe
Existing zoning – I-1
General Plan 2020 – Mixed Use
University – Hayden Butte Area Amended Redevelopment Plan – General Office
Total site area – 2.13 net acres

COMMENTS: The subject site was previously occupied for the printing operation of the *PennySaver*, an advertising publication. Later this property was occupied by the Tempe Center for the Handicapped (TCH).

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The Planning Commission, as submitted by staff, has the task to review and make a recommendation as to whether the City's proposal conforms to the University – Hayden Butte Area Amended Redevelopment Plan and the General Plan 2020 mixed land use designation.

Redevelopment Plan:

The Redevelopment Plan calls for office related uses at the subject site.

General Plan 2020:

The General Plan 2020 Projected Land Use Map classifies the subject properties as mixed use. The mixed use classification is stated as follows:

“This category encourages development of creatively designed projects which combine residential, service, office and retail uses. The goal is to develop, through an integrated mixture of uses, a development where people can live, work and recreate, all in the same development. Although the category stresses and encourages a mixture of uses within one development, a single use development may be considered if the development assists or reinforces the overall development of mixed use within a finite area.”

The City's proposal appears to conform to the above statement.

Following the Commission recommendation, the City Council will evaluate the recommendation then vote to agree or disagree on the City's proposal.

Planning staff has reviewed this request and agrees that the City's proposal conforms with the above mentioned Redevelopment Plan and the General Plan 2020. This request does not require public input.

Note: Since the Planning Commission meeting on December 11, 2001 is two days prior to the Council, this report do not include Commission recommendation. Staff will update Council on the Planning Commission recommendation at the December 13, 2001 Council meeting.